

Planning & Zoning Commission Agenda
Wednesday, November 6, 2013 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the October 2, 2013 meeting.
2. Election of Chair and Vice Chair.

CONDNTIONAL ZONING

1. CONTINUED FROM SEPTEMBER 4, 2013 - A request for a Conditional Zoning from RM-16 (Residential Multifamily High Density) to URD-CZ (Urban Residential District Conditionally Zoned) for the project identified as **291 East Chestnut Street** located at 287 & 291 East Chestnut Street. The request includes a proposal to construct sixteen (16) multi-family dwelling units in two separate buildings, in addition to four (4) existing units onsite. Modifications to the setback and landscape buffer requirements are requested. The owner is Physis, LLC and the contact is Chad Roberson, AIA. The property is identified in the Buncombe County tax records as PIN 9649-63-3056 and 9649-62-4958. Planner coordinating review – Julia Fields.
2. A request for a Conditional Zoning from IND (Industrial) to RM-16 (Residential Multi-Family High Density Conditionally Zoned) on 12.33 acres at the intersection on Sweeten Creek Road for a project known as **The Avalon**. The request is being made to facilitate the development of eight (8) multi-family buildings and one (1) clubhouse building containing 192 residential units. The owner is Triangle Real Estate Gastonia, Inc. The project contact is G. Thomas Jones III. The property is identified in the Buncombe County tax records as PIN 9654-33-5493. Planner coordinating review – Jessica Bernstein
3. A request for a Conditional Zoning from RS-4 (Residential Single Family Medium Density District) to RS-8CZ (Residential Single Family High Density Conditionally Zoned) on 2.12 acres located on **Taft Avenue** and known as PINs 9657-02-1055, 9657-02-1322 and 9647-92-9006. The request is being made to facilitate the development of a single-family residential community composed of 10 lots and 10 detached single-family dwellings. The request carries a request for a modification of the City's standards related to right-of-way and lot size. The property is being developed by Asheville Area Habitat for Humanity and the project contact is Keith Levi. Planner coordinating review: Julia Fields

LEVEL III

1. A request for a Level III review for the construction of new facilities for the **Asheville Middle School** on 25.97 acres located at 197 South French Broad Avenue and known as PIN 9648-17-2323. The request is being made to facilitate construction of a 3-story 174,695 square feet school. The property is owned by the Asheville City Board of Education and the project contact is Chris Day. Planner coordinating review: Jessica Bernstein.

REZONING

1. Proposal to rezone properties on **Caledonia Road** from INST (Institutional) to RM-16 (Residential Multi-Family High Density) District. The owners are Kenilworth Apartments, LLC and Caledonia Development LLC; and the petitioner is the City of Asheville. The property is identified as PINs 9648-72-2062 and 9648-71-4812. Planner coordinating review – Judy Daniel
2. Proposal to rezone properties located on **Caledonia Road** from INST (Institutional) to RS-8 (Residential Single Family High Density District). The owners are Caledonia Development LLC, Riverlink Inc, and Arthur Trupp/Nancy Headley; and the petitioner is the City of Asheville. The properties are identified as PINs 9648-71-4686, 9648-72-6180, 9648-71-8648, 9648-71-8624 and a portion of PIN 9648-72-7364. Planner coordinating review - Judy Daniel
3. Proposal to rezone properties near **Caledonia Road and Swannanoa River Road** from INST (Institutional) to RM-8 (Residential Multi-Family Medium Density District). The owners are Caledonia Apartments LLC and Caledonia Development LLC, and the petitioner is the City of Asheville. The properties are identified as PIN 9648-71-0317 and a portion of PIN 9648-71-3307. Planner coordinating review - Judy Daniel.

WORDING AMENDMENT

1. A proposal for a UDO amendment to section 7-5-18: **River District Design Review**. Planner coordinating review – Stephanie Monson.

NEXT MEETING

1. There will be a work session on November 21, 11 a.m. – 1 p.m., 5th Floor Large Conference Room, City Hall.
2. The next meeting will be Wednesday, December 4 at 5 p.m.